



PLANNING COMMISSION MINUTES JANUARY 4, 2024

The regularly scheduled meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Boulevard, Sevierville, Tennessee on Thursday, January 4, 2024 at 5:00 PM.

There were present and participating:

MEMBERS PRESENT

Vincent Snider, Chairman
Austin Williams, Vice Chairman
Douglas Messer, Secretary
Robbie Fox
Wayne Helton
Daryl Roberts
Butch Stott

STAFF PRESENT

Dustin Smith, Deputy City Administrator
Corey Divel, Development Director
Kristina Rodreick, Senior Planner
Charles Valentine, Building Official
JC Green, Fire Marshal
Jim Ellison, City Surveyor
Brooke Fradd, Recording Secretary

MEMBERS ABSENT

None

Chairman Snider declared a quorum present and announced the meeting would proceed.

APPROVAL OF MINUTES

Mr. Messer made a motion to approve the minutes from the December 7, 2023 meeting, which received a second from Mr. Helton. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

REZONING – VACATION RENTALS TENNESSEE LLC REQUESTS REZONING FROM LOW DENSITY RESIDENTIAL (LDR) TO AGRICULTURE RESIDENTIAL (AR) – 1573 RIDGE ROAD (CITY).

Staff Recommendation

Mr. Divel explained that this rezoning request would accommodate a proposed event venue with accompanying short-term rental on 21.6 acres. The surrounding property is zone Low Density Residential – LDR. The applicant originally requested that the property be rezoned to Intermediate

Commercial – IC, however the parcel does not have an access point on Veterans Boulevard. The AR zone would allow both uses and be more in line with the surrounding neighborhood and access road. Staff recommended approval.

Action Taken

Mr. Stott made a motion to approve the rezoning, which received a second from Mr. Messer. The motion passed with all voting in favor, except for Mr. Roberts, who abstained; and is certified to the Board of Mayor and Aldermen.

SUBDIVISION PLAT – THE LAND SURVEYORS, INC. REQUESTS FINAL APPROVAL FOR OAK HAVEN PHASE IV – TAX MAP 026F, GROUP C, PARCELS 112.00, 113.00, AND 114.00, OAK HAVEN WAY (CITY).

Staff Recommendation

Mr. Divel stated that this subdivision plat revises the lot lines on three lots with existing structures. Staff has requested minor adjustments and, pending those changes, staff recommended approval.

Action Taken

Mr. Roberts made a motion to approve the subdivision plat, subject to resolution of staff comments. The motion received a second from Mr. Helton and passed unanimously.

SITE PLAN – W.C. WHALEY, INC REQUESTS FINAL APPROVAL FOR SMOKY MOUNTAIN METAL WORKS – 1016 OLD KNOXVILLE HIGHWAY (CITY).

Staff Recommendation

Mr. Divel explained that this site plan proposes an addition to an existing structure. All outstanding comments have been addressed. Staff recommended approval subject to an associated minor subdivision plat going to record. Mr. Stott questioned if the landlocked parcel on the site plan is an existing lot of record. Marcus Whaley addressed the commission, confirming that the parcel is currently landlocked but that the new subdivision plat includes a note regarding the easement to the property.

Action Taken

Mr. Roberts made a motion to approve the site plan, subject to the associated subdivision plat going to record. The motion received a second from Mr. Fox and passed unanimously.

SITE PLAN – BURKHARDT ENGINEERING REQUESTS FINAL APPROVAL FOR HALF MOON OUTFITTERS – TAX MAP 049, PARCEL 029.01, WINFIELD DUNN PARKWAY (CITY).

Staff Recommendation

Mr. Divel stated that this site plan proposes a retail store between Freddy's Frozen Custard & Steakburgers and Mapco on Winfield Dunn Parkway. All comments have been addressed and staff recommended approval.

Action Taken

Mr. Roberts made a motion to approve the site plan, which received a second from Mr. Fox. The motion passed unanimously.

SITE PLAN – W.C. WHALEY, INC REQUESTS FINAL APPROVAL FOR ALPHA SCHOOL – TAX MAP 049N, GROUP D, PARCEL 001.00, PARKWAY (CITY).

Staff Recommendation

Mr. Divel stated that this site plan proposes a private school, located off the Parkway, in the Smoky Mountain Children's Home complex. The school is proposed for the use of SMCH and partnering foster homes. All outstanding comments have been addressed and staff recommended approval.

Action Taken

Mr. Stott made a motion to approve the site plan. The motion received a second from Mr. Messer and passed unanimously.

SITE PLAN – COMPASS VENTURES REQUESTS FINAL APPROVAL FOR QUICK JET CARWASH – 714 WINFIELD DUNN PARKWAY (CITY).

Staff Recommendation

Mr. Divel explained that the site plan is for a car wash to be located off Winfield Dunn Parkway in the Kroger shopping center. Staff comments have been resolved, and approval was recommended.

Action Taken

Mr. Stott made a motion to approve the site plan. The motion received a second from Mr. Helton and passed with all voting in favor except Mr. Williams, who abstained.

SITE PLAN – PERRY SMITH DEVELOPMENT REQUESTS FINAL APPROVAL FOR KODAK TOWNHOMES – TAX MAP 012, PARCEL 010.01, WEST DUMPLIN VALLEY ROAD (CITY).

Staff Recommendation

Mr. Divel stated that the original site plan for this location proposed apartments and was approved by the commission in 2022. The applicant has since updated the plan, converting the units into 210 townhomes. Staff awaits corrections on fire, sewer, solid waste compactor, and landscaping comments, and recommended approval subject to these issues being resolved.

Robert Campbell addressed the commission, explaining that a designated emergency access with a locked gate is proposed. He also explained that a flood study was completed for the parcel when the original site plan was approved, no changes have been made in regard to elevations since then.

Action Taken

Mr. Helton made a motion to approve the site plan, subject to resolution of staff comments. The motion received a second from Mr. Williams and passed unanimously.

ZONING ORDINANCE AMENDMENT – ADDITION OF RETAIL DISTILLERY AND SMALL DISTILLERY TO PERMITTED USES IN THE VISITOR ACCOMMODATIONS (VA) ZONE.

Staff Recommendation

Mr. Divel explained that staff received a request to consider the addition of Retail Distillery and Small Distillery uses to the Visitor Accommodations (VA) Zone. Both uses are currently allowed in the Arterial Commercial (AC) and Tourist Commercial (TCL) zones. VA is consistent with the nature of allowable uses in those zones. Existing additional standards currently required for the AC and TCL zones will also be included for the VA district. Staff recommended approval.

Action Taken

Mr. Roberts made a motion to approve the Zoning Ordinance amendment, which received a second from Mr. Williams. The motion passed with all voting in favor, except Mr. Stott who voted against, and is certified to the Board of Mayor and Aldermen.

ZONING ORDINANCE AMENDMENT – HEIGHT LIMITS IN THE TOURIST COMMERCIAL (TCL) ZONE.

Staff Recommendation

Mr. Divel explained that this amendment proposes an increase in the allowable height for non-building structures located in the Tourist Commercial (TCL) zone. A viewshed analysis would be required for such a structure higher than 88 feet. The commission discussed conditions of approval for these changes and stated that they would like more time to consider the details of the amendment.

Action Taken

Mr. Roberts made a motion to defer the Zoning Ordinance amendment. The motion received a second from Mr. Williams and passed unanimously.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:53 PM.

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary